089.0	0001	0029.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	885,000	/	885,000
USE VALUE:	885,000	/	885,000
ASSESSED:	885,000	/	885,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		CHARLES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWEET-BLOCK BENJAMIN
Owner 2:	DANIELS AMY
Owner 3:	
Street 1:	75 CHARLES STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHRADER MICHAEL D/LINDSEY G -
Owner 2:	-
Street 1:	75 CHARLES STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,869 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 2228 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8869.000	403,400	1,400	480,200	885,000
Total Card	0.204	403,400	1,400	480,200	885,000
Total Parcel	0.204	403,400	1,400	480,200	885,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.22 | /Parcel: 397.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 56236
GIS Ref:
GIS Ref:
Insp Date: 11/09/18

!7201!

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0001-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	403,400	1400	8,869.	480,200	885,000	885,000	Year End Roll	12/18/2019
2019	101	FV	294,100	1400	8,869.	487,100	782,600	782,600	Year End Roll	1/3/2019
2018	101	FV	294,100	1400	8,869.	363,600	659,100	659,100	Year End Roll	12/20/2017
2017	101	FV	294,100	1400	8,869.	329,300	624,800	624,800	Year End Roll	1/3/2017
2016	101	FV	294,100	1400	8,869.	315,600	611,100	611,100	Year End	1/4/2016
2015	101	FV	271,700	1400	8,869.	267,600	540,700	540,700	Year End Roll	12/11/2014
2014	101	FV	209,300	1400	8,869.	253,800	464,500	464,500	Year End Roll	12/16/2013
2013	101	FV	209,300	1400	8,869.	241,500	452,200	452,200		12/13/2012

PRINT

Date	Time
12/10/20	21:52:02

LAST REV

Date	Time
10/26/20	09:47:22

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7201

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHRADER MICHAE	64050-26		8/8/2014		685,000	No	No		
SOFIS LISA A	45983-316		8/30/2005		456,200	No	No		
BARNES JOHN A	26887-359		12/6/1996		226,000	No	No		Y

USER DEFINED

Prior Id # 1:	56236
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	765	Wood Dec	10,000	C				
11/28/2018	1786	Foundati	25,000	C				
6/24/2015	789	Manual			6/24/2015			Replace insulation
12/18/2014	1726	Manual	3,891					Air sealing and in
6/13/2011	568	Manual	5,600					FINISHED STORAGE
6/30/2010	773	Wood Dec	12,000					NEW DECK18X12 & 15
5/5/2008	439	Manual	19,500			G10	GR FY10	construct 14 x 16

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2019	Permit Visit	DGM	D Mann
10/17/2019	Left Notice	DGM	D Mann
11/9/2018	MEAS&NOTICE	CC	Chris C
12/19/2008	Meas/Inspect	189	PATRIOT
12/14/2005	MLS	MM	Mary M
4/4/2000	Inspected	276	PATRIOT
1/20/2000	Measured	163	PATRIOT
8/6/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8869		Sq. Ft.	Site		0	70.	0.77	5									480,249						480,200	

Total AC/HA:	0.20360	Total SF/SM:	8869	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	480,249	Spl Credit		Total:	480,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.12127471
Const Adj.:	0.99890995
Adj $ / SQ:	117.606
Other Features:	91500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422867
Depreciation:	19452
Depreciated Total:	403415

COMMENTS

OF=TOILET IN BMT, SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

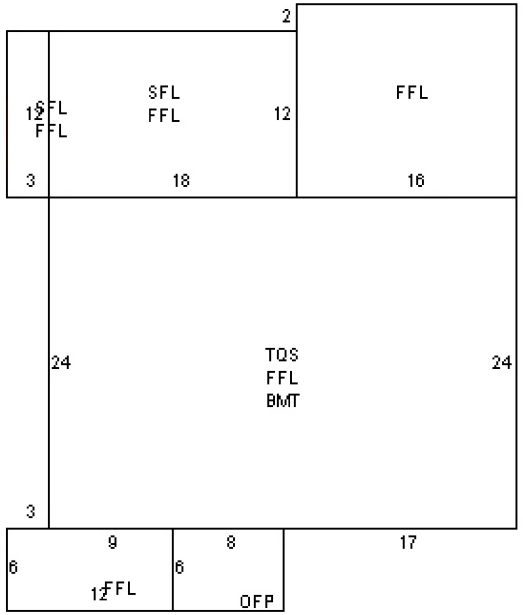
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.37
Special Features:	0	Val/Su Net:	130.47
Final Total:	403400	Val/Su SzAd	181.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,364	117.610	160,414
BMT	Basement	816	35.280	28,790
TQS	3/4 Story	612	117.610	71,975
SFL	Second Floor	252	117.610	29,637
OFP	Open Porch	48	43.950	2,110

Net Sketched Area:	3,092		Total:		
Size Ad	2228	Gross Are	3656	FinArea	2228

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0001-0029.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	15x5	G	GD	2010	20.00	T	5.4	101			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:	Total: 1,400